

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Emily Kloppenburg

Date:

June 15, 2023

The subject site includes 7919 84 St SE located in the Great Plains Community East in Calgary's southeast industrial area. The site is located along 84th St SE, the border with Rocky View County, north of Glenmore Trail SE and directly east of the Stoney Trail SE TUC. The parcel directly north of the site is designated as Industrial-General (I-G) and the parcel immediately south is currently designated as S-FUD.

The Shepard Industrial Area Structure Plan (SIASP) provides high level direction on the development of the subject site. While the area it governs is predominantly industrial, the SIASP generally limits new development of unserviced lots notwithstanding limited serviced sites "where the use does not compromise the eventual transition of the site, surrounding areas, to a fully serviced industrial area in the future" and "where it is demonstrated that the road network capacity, on-site water, sanitary, and stormwater facilities are available to support the proposed development" (Section 8.1.2.2 (e)).

The subject site is approximately ±5.79 ac and is designated as Industrial-Outdoor (I-O) under the City of Calgary Land Use Bylaw 1P2007. The I-O district is intended for outdoor storage of machinery and equipment but does not allow for the Sale of Large Vehicles and Equipment, that the owner would like to pursue on site. To accommodate this use, a redesignation from I-O to I-G is required.

A large warehouse building (±2484m², ±26,737.55ft²) with office space (± 401m², ± 4316.33ft²) and accessory structures exist on the site. The owner is not proposing any changes to these existing structures and will continue to use them to facilitate the semi-transport truck and trailer sales business.

The subject site uses an onsite septic system and private water that was approved through DP #2000-4210. This land use redesignation application does not contemplate the subdivision or consolidation of any parcels and does not propose significant developments on the site. The proposed land use redesignation will facilitate the Large Vehicle and Equipment Sales use desired by the owner.

The adaptive reuse of the current structures on site combined with the continuation of industrial uses on the site aligns with the City's climate goals, their industrial and business development goals and the current land use context.

In consideration, the support of Administration, Calgary Planning Commission and Council is respectfully requested.

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